

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Zero Tolerance of Illegal Drug Activity in Housing

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Purpose

To establish a Housing Authority policy for zero tolerance of illegal drug activity in housing.

Background

The Housing Authority of the County of San Diego was formed in 1975 to provide decent, safe and sanitary housing to low income residents of the Urban County and the cities of Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, Oceanside, Poway, San Marcos, Santee, Solana Beach, and Vista.

Since that time, the Housing Authority has operated programs for the construction of new, low-income, housing units; rehabilitation of existing housing stock; and provision of rental assistance to families securing private rental units at affordable prices.

The Housing Authority of the County of San Diego is committed to provide housing which is free from illegal drug activity. Drug free housing will be realized through implementation of aggressive zero tolerance of drug activity strategies and by enforcement of a County of San Diego Ordinance adopted April 25, 1989 (27) which specifies the sanctions for illegal drug activities on property in the unincorporated area of the County.

Policy

It is the policy of the Housing Authority that: Illegal drug activity will not be tolerated in any housing in the County of San Diego. To create and ensure drug free housing, the Housing Authority will:

- A. Immediately implement aggressive strategies which will reflect zero tolerance of drug activities. The following activities will occur:
 1. As permitted by law, incorporate the obligation to keep premises free from illegal drug activity as a condition of any lease agreement and participation in any assisted housing program.
 2. Clearly inform all participants in the program about the obligation to keep rental units free from illegal drug activities.
 3. In conjunction with San Diego Apartment Owners Association, San Diego Board of Realtors, law enforcement agencies and other interested agencies,

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provide training and resources for participating landlords for screening tenants, inspecting premises, and taking action against occupants involved in illegal drug activity.

4. In accordance with existing regulations, terminate the eligibility for any government assisted housing for any individual or family that engages in illegal drug activities.
- B. Promote adoption of similar policies by all Housing Authorities in the San Diego Region so aggressive strategies are effective county-wide, as adopted and implemented by private sector housing owners.
- C. Sponsor or seek legislation to strengthen the Housing Authority's ability to demand drug free housing in San Diego County. Authorization is needed for, at a minimum, the following:
1. Expeditious termination of tenancy for persons involved in illegal drug activity.
 2. Clearer penalties and sanctions against property owners who permit illegal drug activity on their premises.

Sunset Date

This policy will be reviewed for continuance by 12-31-08

Board Action

4-4-89 (4) Housing Authority
7-5-89 (3) Housing Authority
11-29-94 (40)
3-12-2002 (10)

CAO Reference

1. Department of Housing and Community Development